



Entered on Docket
December 07, 2009

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF12,
Mortgage Pass-Through Certificates, Series 2006-FF12
09-76923

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In Re:

Robert H. Tolbert and Rosangela G. Castro

Debtors.

BK-S-09-28232-mkn

Date: 11/10/09
Time: 9:30am

Chapter 7

ORDER VACATING AUTOMATIC STAY

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor U.S. Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2006-FF12, Mortgage Pass-Through Certificates, Series 2006-FF12, its assignees and/or successors in interest, of the subject property, generally described as 5814 Gentleslope St., Henderson, NV 89015, and legally described as follows:

Parcel One:

Lot 30 of TWILIGHT AT BOULDER RANCH UNIT 2 (a Common Interest Community) as shown by map thereof on file in Book 99 of Plats, Page 32, in the Office of the County Recorder, Clark County, Nevada.

Together with a sideyard easement as reserved in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for TWILIGHT recorded January 11, 2001 in Book 20010111 as Document No. 00895, Official Records.

Parcel Two:

A non-exclusive easement for ingress and egress and use in, to and over the Common Elements and Private Streets and provided for in and subject to that certain Declaration of Covenants, Conditions and Restrictions and Reservations for BOULDER RANCH, recorded January 11, 2001 in Book 20010111 as Document No. 00894, Official Records, and by that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for TWILIGHT, recorded January 11, 2001 in Book 20010111 as Document No. 00895, Official Records.

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2 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**
3 **give Debtors at least five business days' notice of the time, place and date of sale.**

4 DATED this ____ day of _____ 2009

5
6 Submitted by:

7 **WILDE & ASSOCIATES**

8 By: /s/Gregory L. Wilde, Esq

9 **Gregory L. Wilde, Esq.**

10 Attorney for Secured Creditor

11 208 South Jones Boulevard

Las Vegas, Nevada 89107

12 APPROVED / DISAPPROVED

13 By: _____

14 Anthony Deluca

5830 W. Flamingo Rd., #233

15 Las Vegas, NV 89103

Attorney for Debtor(s)

16 Nevada Bar No: _____

17
18 APPROVED / DISAPPROVED

19 By: _____

20 William A. Leonard

5030 Paradise Road, #B216

21 Las Vegas, NV 89119

22 Chapter 7 Trustee

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1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
and each has approved or disapproved the order, or failed to respond, as indicated below
(list each party and whether the party has approved, disapproved, or failed to respond to the
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☒ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☐ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☒ failed to respond to the document

16 Other Party: _____

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☐ failed to respond to the document

19 Breach Order:

20 ☐ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which
22 they have not replied
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24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor